

## **AIRPORT LAND USE COMMISSION JANUARY 19, 2005**

Minutes of the Regular Meeting of the Airport Land Use Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA at 1:30 p.m.

PRESENT: COMMISSIONERS RICHARD POTTRATZ, TERRY ORTON, JAMES GLEIM, ROBERT TEFFT, GERRIT VANDERZIEL, JOHN CROMWELL, CHAIRMAN  
ROGER OXBORROW

ABSENT: NONE

STAFF: BILL ROBESON

The following action minutes are listed as they were acted upon by the Airport Land Use Commission and as listed on the agenda for the Regular Meeting of January 19, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

**PUBLIC COMMENT:** Mr. Vern Dahl, Director, Oceano Community Services District, thanks Commission for courtesy during the past year, stating he will not attend future ALUC meetings, as a new Committee representative has been elected. Introduces Bill Bookout, the new Committee member.

Bill Bookout introduces himself, stating he is happy to be able to serve.

**2. STAFF UPDATES.** Bill Robeson, staff, states the Airport Compatible Open Space program will be discussed. City of SLO will not be present today. Provides a synopsis of meetings that have taken place, and describes some issues regarding plan implementation. Easements and putting ACOSs "in perpetuity" remain to be decided. Describes some possible difficulties.

Commissioner Orton provides procedural direction, describing requirements and steps that must be taken.

Commissioner Tefft states his hope is for a preliminary plan that will allow the Commissioners to point to changes required. The City would have to adopt the plan before referral to ALUC.

Discussion takes place regarding requirements for successful adoption, what could happen if an ACOS is in the General Plan but is not "in perpetuity," and the present status. Further discussion takes place regarding staff responsibility as compared to the City's responsibilities.

Chairman Oxborrow presents a card and plaque of appreciation to Commissioner Tefft.

Bill Robeson, staff, thanks Chair, stating that he thanks each Commissioner on behalf of the Planning and Building Department, Chris Macek, the ALUC Secretary, and himself. Describes the make-up of the Commission as being from both the private public sectors.

Commissioner Tefft thanks the Commission.

Chairman Oxborrow thanks staff and the department for efforts.

**3. This being the time set for discussion of the Margarita Area Specific Plan Final Document (Adopted: October 2004). Mike Draz, City of San Luis Obispo.**

Bill Robeson, staff, states the plan will be reviewed for consistency with the ALUP.

Discussion takes place regarding Table I, the number of dwelling units, density.

**4. This being the time set for review of the Draft Updates to The Paso Robles Municipal Airport Land Use Plan (ALUP).**

Discussion takes place regarding fine-tuning being needed, including consistency with the San Luis Obispo County General Plan. Maps are discussed, with clarification of the meaning of the various colors, that City property and City Limits should be clearly marked, delineating contours and zones more, cleaning up graphics and legends, and changing the titles of the maps. Intent is to review and consider during the month, with the formal hearing to be held the following month. Table 10, footnotes, are discussed. Page 5-7, #9 second sentence verbiage change is read and discussed.

Commissioner Tefft suggests the change read, "Any subdivision of land, land use change, or zoning change that would accommodate additional dwelling units in the Airport Influence Area is prohibited." There is consensus among the Commissioners.

Discussion takes place regarding non-residential land use density, methods of calculation, hypothetical uses.

Michael Nuno states he is a pilot and hangar builder, and a proponent of airports generally. States the non-residential density numbers are a concern. Requests clarification of degree of restriction intended for density

Commissioner Tefft states the parking space method was used because it has been seen as being less restrictive, that this document is informational only, and that he has compared two methods.

Discussion takes place regarding supplying copies of Appendix H, to be used by interested individuals, with the suggestion being made the appendix could be posted to the website; further, that density calculations should be double-checked for accuracy.

Michael Nuno describes a parcel across the road from the airport, stating calculations have been done, with result being about 100,000 square feet of warehouse space. Requests feedback regarding whether this will be a viable project.

Discussion takes place regarding receipt of a copy of the staff report for this project, that this will be a good test case.

Discussion takes place, led by Commissioner Pottratz, reviewing changes page by page, as follows: Regarding Page 1-1 and whether this should be called a replacement plan because the changes are so extensive. Footnotes, and that these have been pulled from the San Luis plan. Page 2-3, paragraph 2515 from the "old" version should be retained. Page 2-5 middle; change "City of San Luis Obispo" to "City of Paso Robles." Page 4-3, Appendix H should be identified in the Table of Contents. Page 4-4, paragraph 4.2.6.d., delete: "shooting ranges" as an example because that activity is prohibited in some areas. 4.2.6.f -- delete "parked vehicles." In General Land Use Policies, there is a paragraph regarding how to handle a parcel falling between two land zones, and it should be included. Use of "Planning Area," "Airport Planning Area" or "Airport Influence Area" should be consistent throughout. Page 4-13 Table 8, the definition method using "inside 60 db," "between 55 and 60 db," and "outside 55 db" should be used throughout, in policies N-1, N-2 and N-3. Page 4-15, Safety Zone 5, the last bullet is extraneous and should be crossed off. Policy S-2 may be too restrictive, and should be reworded. "No new residential development" does not state the Commission's intention. This should be reworded to not allow any new rights to develop, but to preserve existing rights. Page 4-16, Zones 3 and 4 may be inaccurate and must be checked, because the more restrictive density should be closer to the

runway, rather than the reverse. The term "Open Space" is used throughout the plan, but should be called something else, because "Open Space" is a specific planning term. "Building coverage" should be considered. Page 5-1, third paragraph, delete: "Generally" from beginning of second paragraph. Safety Zone 1 property must be clarified. Page 5-7, #8 should be revised because it implies there can be no hunting or golf courses in Zones 2, 3, or 4. Items 16 & 17 "average" should match terminology in Table 9, or alternatively, simply refer to Table 9. Page 6-7, section 6.6 is redundant following the first two paragraphs. Reference to number of days should be 45 days.

Chairman Oxborrow states there will not be a new draft, but these corrections should be made, and brought back to a hearing. Requests input regarding further discussion, with no one responding. Next meeting is Wednesday, February 16, 2005.

Commissioner Vanderziel requests information regarding status of Oceano plan, with staff responding. Further requests information regarding the hotel that was at issue in Oceano, with staff responding the Coastal Commission appealed this item. It is likely to be heard within a few months.

Commissioner Gleim requests staff input regarding steps the ALUC must take to be prepared for that.

Chairman Oxborrow suggests a discussion wherein bullet points can be developed for use as a guide

Respectfully submitted,  
Lona Franklin, Secretary, Pro Tem  
Airport Land Use Commission